BEARSPAW EAST AREA STRUCTURE PLAN AND SUPPORTING INFORMATION

Proposed

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1 The Area Structure Plan

PART 1
BEARSPAW EAST AREA STRUCTURE PLAN

PREFACE

The **Bearspaw East Area Structure Plan** and Supporting Information is a planning document prepared for adoption by City Council under provisions of the **Municipal Government Act**, 1996, c.M26.1, as amended. The document consists of two parts; the first is the ASP, to be adopted by City Council by bylaw. The ASP establishes the conceptual framework for the more detailed planning to follow. The second part is the Supporting Information section, which provides the background to the plan.

It should be noted that there is another planning document with a similar title, the **Bearspaw ASP**, Bylaw 4129-93, of the MD of Rocky View, which deals with a larger area to the west of the city limits. The current Plan, **Bearspaw East ASP**, deals with lands within city limits, which include the Bearspaw Water Treatment Plant and other surrounding sites.

1.0 INTRODUCTION

1.1 Location

This planning area is located north of the Bow River, opposite the Bowness and Valley Ridge communities. It extends roughly from Bowmont Park to the westerly city limits, and from the Bow River to Nose Hill Drive and its future extension. The northern boundary coincides roughly with the bottom of the Bow River valley escarpment, which extends further east and west beyond the planning area boundaries.

The planning area, as shown on Map 1, page 5 includes lands in Sections 4 and 5 in T25-R2-W5M, totalling roughly 624 acres. The City owns approximately 200 acres (apart from Baker Park), the Shriners 101 acres, and the balance is in the ownership of CP Railway and the Province.

SPECIAL NOTE:

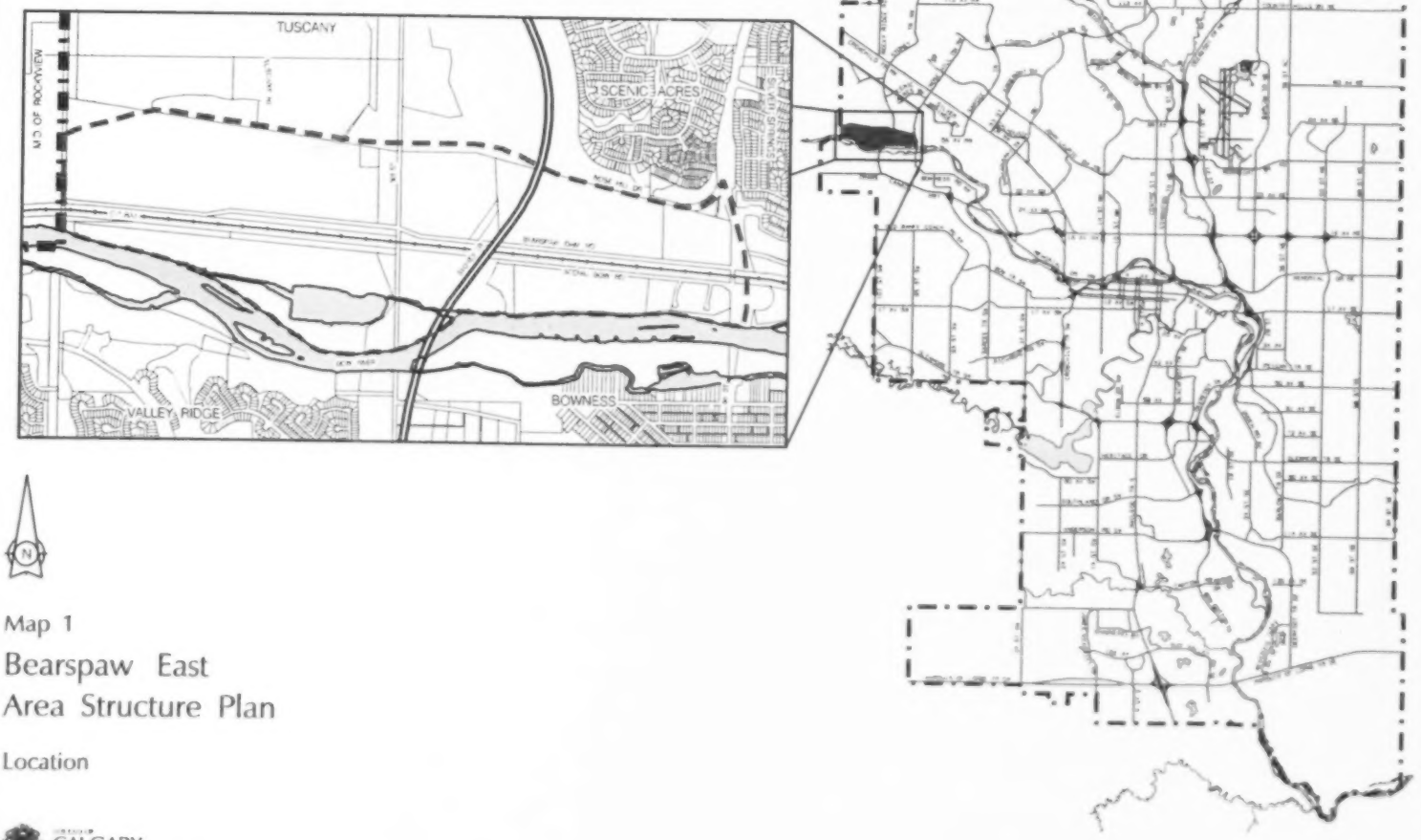
This Plan contains many proposals related to the extension of utility systems, open space provision, roadway interchanges, pathways/bikeways and other municipal services. It is important to note in this regard that the Area Structure Plan does not commit The City to provide these services and facilities at any particular point in time. These decisions will be made through the normal development process and the annual capital budget process.

1.2 Planning Context

Bearspaw East is comprised of low-lying lands on the bottom of the Bow River valley, to the north of the river and east of the city limits. Stoney Trail crosses over the planning area at a fairly high elevation, some thirty metres above the grounds of the valley bottom. Geographically, the alignment divides the planning area in two parts, one third to the east and two thirds to the west. The crossing at this location is in itself a rich visual experience on account of the magnificent views of the river valley and its natural surroundings. The steep, heavily-treed, north-facing escarpment of the valley is a spectacular sight, with Bowness Park to the east and Valley Ridge Golf Course to the west. All these natural features and amenities are on sloping terrain, facing the south-bound travellers on Stoney Trail.

These natural features provide the geographic context of Bearspaw East. The riverbank, partly covered by dense vegetation, especially as it meanders in a southerly bend around the water pond on the Shriners' land, stretches along the southern boundaries of the planning area. The south-facing escarpment of the Bow River valley borders on the planning area from the north. This is also a steep escarpment, roughly 45 meters (148 feet) in height, and is dissected by several ravines/coulees. Most prominent among these is the Twelve Mile Coulee, which extends more than two miles into Tuscany, and its eastern tributary extends into Scenic Acres as well. The Coulee joins the river valley escarpment roughly north of the main building of the Bearspaw Water Treatment Plant, where it reaches 40 meters (130 feet) in height and 290 meters (950 feet) in width. Dense vegetation covers much of the coulee escarpments in Tuscany, but less so near the planning area. Because of its environmental significance, the Coulee has been under study by City staff for a number of years.

As development approaches the planning area on the upland plateau on which Scenic Acres and Tuscany are situated, development pressures can be anticipated within the low-lying lands below. The extension of Nose Hill Drive west of the Stoney Trail, a portion of which is scheduled for construction between 2002 and 2004, will significantly improve accessibility and visibility of large tracts of vacant land in the planning area, and several sites will become "candidates" for development. At the present time, there is no land use policy to guide development on the low-lying lands. The obvious concern here is that a policy vacuum may well set the stage for a future land use conflict.



Map 1

Bearspaw East Area Structure Plan

Location

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1.3 Planning Constraints

A number of constraints need to be considered in planning for Bearspaw East. These constraints are imposed by existing uses and roads, and location relative to adjacent communities and the riverbanks.

- The Bearspaw Water Treatment Plant (Bearspaw WTP) (Map 2, page 13 and Map 4, page 35)

  The daily operation and annual maintenance required for this plant have significant implications in planning for the surrounding lands. The following are concerns to be addressed:

  1. Currently, there is one sedimentation basin and two sludge lagoons in operation at Bearspaw WTP. Pre-treatment of raw water requires water flow through the sedimentation basin prior to filtration to allow suspended matter to settle. The gradual build up of deposits results in a thick layer of sludge at the bottom, which needs to be removed periodically. The sludge, in a liquid state at this stage, is pumped directly to the open sludge lagoons on site. After a freeze/thaw cycle, the finer suspended matter settles out. This thickening, which takes place over an extended period of time, solidifies the exposed sludge, and it is then transported to The City's gravel mining operation at the end of the Bearspaw Dam Road by truck.

     Planning for adjacent lands should take into consideration the nuisance effect of these operations, especially in view of the fact that the sludge material itself is odorous, and the lagoons present unsightly views.

  2. The negative impacts associated with the plant operation and maintenance will increase in the future. There is currently a need to upgrade our water treatment processes to meet the standards established by the recently enacted legislation. There is also the need to expand the plant capacity to keep up with the demands of Calgary's growing population. It is very likely, if conventional water treatment processes were followed, that more sedimentation basins and sludge lagoons will be required, with the expectation that the level and extent of activities associated with the plant will increase dramatically.

  3. Other sources of nuisance at Bearspaw: noise associated with the small power generating plant, bright lights to illuminate important facilities, Public Address system, alarms, high barbed-wire fencing and other aspects of security.

Thus, the operation of Bearspaw WTP is in many respects similar to industrial uses whose external negative effects can be felt in the surrounding area. These effects, such as noise, dust, possible odor, truck traffic, unsightly views, etc., have a nuisance potential which can impact adjacent or nearby sites.

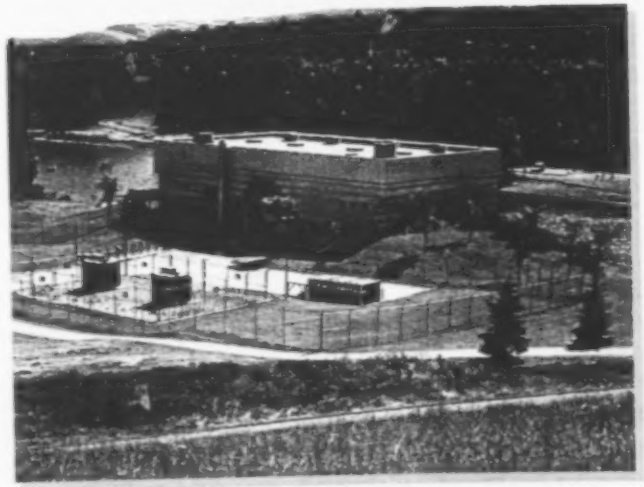
- External Access

  Provision of good external access and internal circulation present major challenges to planning for Bearspaw East. Currently, there is no connection from the Stoney Trail to the planning area apart from an indirect route through the T intersection with Nose Hill Drive. Connections to adjacent areas are also limited or substandard; Bearspaw Dam Road connects further west to the Inland Aggregates site in the MD of Rocky View, 85 Street connects to Bowness, and Nose Hill Drive to the northwest sector of the city. Tuscany Hill, a major road, will connect from Nose Hill Drive extension to Tuscany.

- Internal Circulation

  The CP mainline and the Keith Yards, which run through the planning area in the east-west direction, divide the area to two sides, with only one cross-connection, namely the 85 Street overpass. Sites east and west of the Stoney Trail are inter-connected under the Stoney Trail bridge crossing by Bearspaw Dam Road and a private road. All these connections, with the exception of Nose Hill Drive, are substandard.

  It should be noted that plans for future roads in this area include only the extension of Nose Hill Drive to the west, which will improve access to lands north of the CP mainline. South of the CP mainline, no major road improvements are planned, and hence the relative isolation of these lands will remain a constraint.



Exibit 1: The Water Intake Pump Station on the Bow River east of Stoney Trail

- The Keith Yards (Map 2, page 13)

  The marshalling yards, apart from being a barrier to road extensions, pose limitation on any consideration for residential uses in the vicinity due to on-site noise and vibrations generated by the day-to-day operations of the railways.

- The City Maintenance Depot

  On-site activities of the City Maintenance Depot is also a planning constraint. These are industrial activities, which include gravel and salt piling, outside storage, truck maintenance, etc., with associated visual and other impacts, such as noise and dust. Calgary Roads, Calgary Transit, Park Development and Operations, and Supply Management Services are among the users of the depot. Intensification of the on-going operations and possibly physical expansion should be anticipated in planning for the surrounding areas.

Exhibit 2: The main building of Bearspaw WTP, with the Tuscany escarpment in the background and the CP mainline in the foreground.

- Floodway and Flood Plain (Map 7, page 41)

  The pond on the Shriners' land is in the floodway, and is protected from development by the Floodway and Flood Plain regulations of Land Use Bylaw 2P80. Site E-3 on Map 4, page 35, the narrow strip of land south of the pond, will be difficult to develop due to its isolation and awkward configuration.

  Although the pond poses constraints to development, in itself the pond is a significant visual amenity that fits well in the natural surroundings. (See Exhibit 8, page 25).

  The planning area is above the flood plain, with the exception of a small strip of land along the riverbanks, and the pond on the Shriners' land, both of which are in the floodway. The pond is roughly 17 acres in size.

The Plan

2.0 THE PLAN

2.1 Plan Objectives

Land Use and Development

- Protect the option for phased expansion of the Bearspaw Water Treatment Plant, taking into consideration Calgary's growth needs over the next fifty years and beyond.
- Allow for expansion of City storage facilities and maintenance depot to accommodate current and future operational needs of the northwest sector of the city.
- Provide for recreational opportunities, public and private, on the appropriate sites, in keeping with the river valley natural setting and the predominance of the natural features in this area.
- Protect views across the river from the Bowness and Valley Ridge communities, and from the adjacent communities of Scenic Acres and Tuscany.
- Reduce the potential for future conflicts between uses in close proximity.

Environment

- Protect the floodway lands (Map 7, page 39) and as much as possible of the Environmentally Significant Area (Map 5, page 37).
- Ensure continuity of the open space system in the Bow River valley, and pathway connections to adjacent communities and natural features.
- Protect and enhance existing natural amenities and the visual surroundings of the river valley.
- Protect the integrity of the Twelve Mile Coulee.

Transportation

- Plan for the extension of the roadway network to service lands below the escarpment, including sites north and south of the railway tracks, and further west possibly to connect with the road network in the MD of Rocky View.
- In planning for the westerly extension of Nose Hill Drive, provide for continuity of the waterstream of the Twelve Mile Coulee, and for a wildlife crossing.

2.2 Plan Formulation

The steps undertaken in arriving at the recommended uses in this Plan are

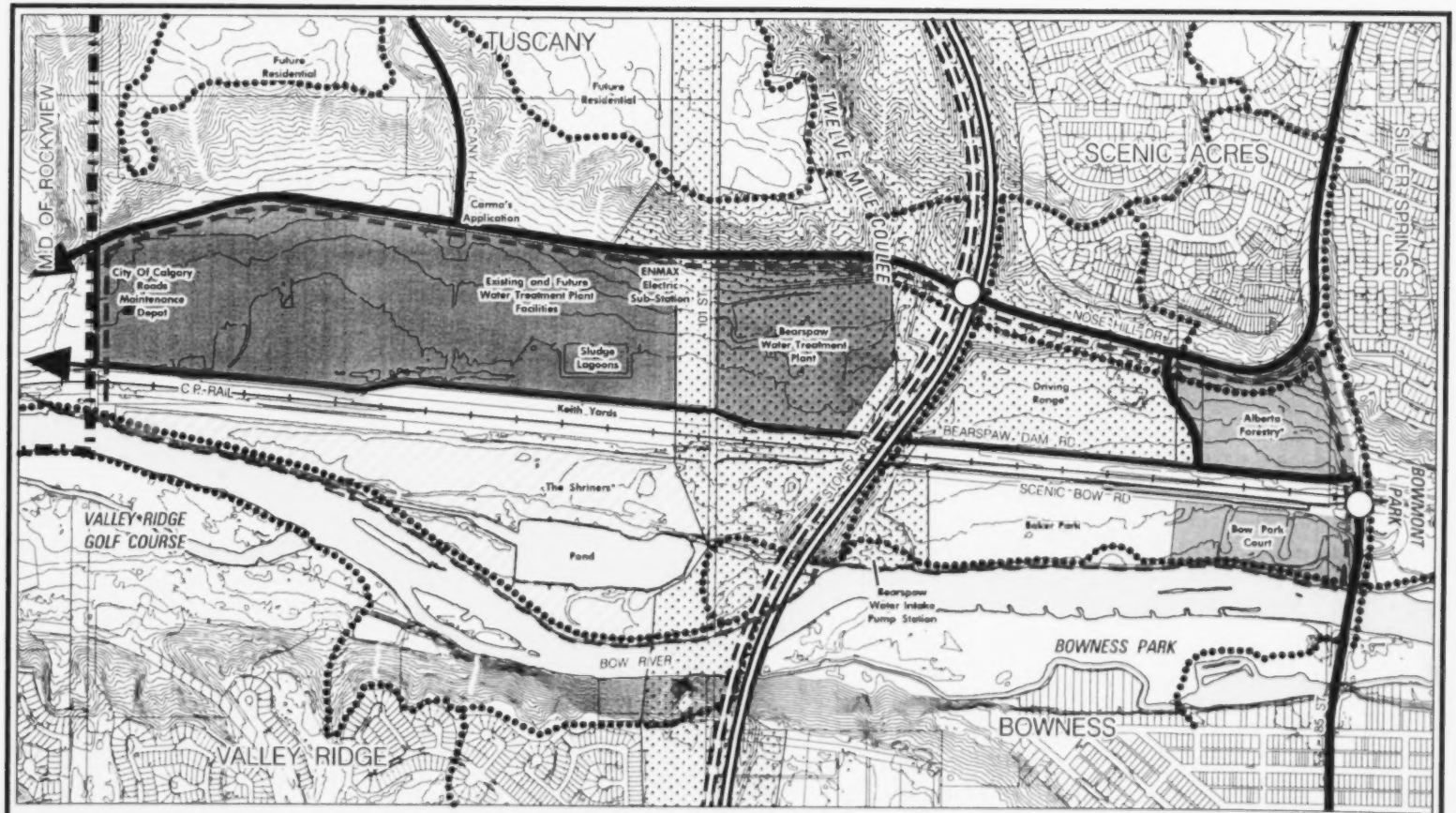
1. An initial assessment of municipal service availability, specifically stormwater drainage, indicated some limitation on the development potential south of the CP mainline. Costly improvements are also needed to provide good road access to this area.

2. The noise and vibration associated with the CP mainline and the Keith Yards are a limiting factor to any consideration for residential uses on adjacent site. The sedimentation ponds of the water treatment plant, existing and future, is another, since the maintenance of these facilities could constitute a nuisance to any nearby residents.

3. In view of the above, open space uses and recreation were considered to be the logical choice for lands south of the tracks. These uses are relatively low traffic generators, and do not require the full range of municipal services. They are also compatible with the natural setting, complementing the range of amenities available to residents of the northwest sector of the city. Open space uses, as defined in this Plan, may include private recreation, such as a golf course, and public recreation, such as a park.

4. Sites north of the tracks and west of Stoney Trail can be made accessible by roads. However, most of these sites, if not all, will eventually be required for the water treatment plant expansion. (These sites were purchased by The City in the seventies specifically for this purpose.) Temporary uses are feasible, provided that the visual impact is minimal, and that termination of use will not be difficult in the future.

5. The plan preparation was accompanied by a series of meetings with the stakeholders to discuss the information available, solicit input, identify concerns, and establish a platform for informed discussions to assist with the orientation of the planning process.



Map 2

Bearspaw East Area Structure Plan

Land Use Concept

N

50 0 100 200 300
METRES

This map is conceptual only. No measurements of distances or areas should be taken off this map.

- Plan Boundary
- Transportation Utility Corridor & Associated Uses
- Industrial
- Open Space
- Recreational Uses (Public Or Private)
- Institutional, Public and Quasi-Public Uses
- Residential
- Expressway
- Stoney Trail Future Expansion
- Major Road
- Collector Road
- Local Road (Existing)
- Interchange
- Regional Pathway (Continuity of the pathway along the riverbank will depend on availability of the right of way within the planning area)

*** Current Uses– Change of use will be subject to this plan**

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DATE PLOTTED: 25 SEP 2012

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2.3 The Land Use Concept

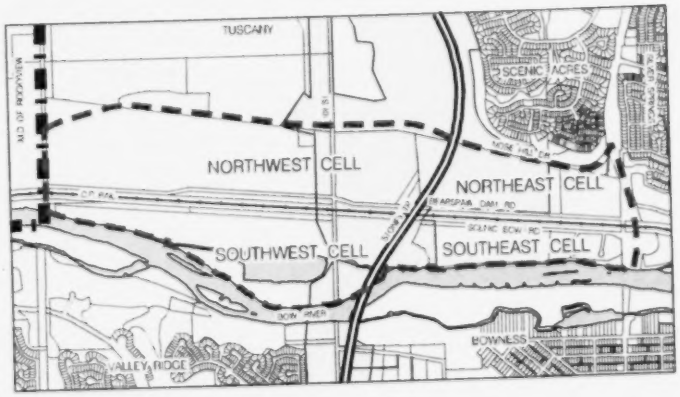
For purposes of discussing this concept, the Plan area is divided into four large developments cells by the Stoney Trail (north-south) and CP mainline (east-west).

The **southwest cell**, most of which is in the ownership of the Shriners' Temple, is recommended for recreational use - public or private. This would allow for continuation and expansion of the existing facility, and in case of eventual development or redevelopment, may include recreational uses such as an executive golf course or a public park. Much of the existing vegetation, the Environmentally Significant Area, and all of the floodway lands will be protected.

The **southeast cell** is comprised of the Bow Park Court, a group home; Baker Park, which has been developed in recent years as an ornamental park; and TUC lands. The City's water intake pumping station for the Bearspaw Plant is located here. All these uses will continue and no change is proposed.

The **northeast cell** consists of the Forestry site, roughly 20 acres, and TUC lands currently used as a driving range. These uses are likely to be maintained or replaced by other uses of similar nature; that is, temporary recreational use on TUC lands, and institutional, public or quasi-public use on the Forestry site. In the event that the Forestry site is no longer required by The Province, consideration should be given to protecting the site as open space. This will be subject to a negotiated agreement between The Province and The City, and a future amendment to this Plan to identify the site as open space.

Most of the land in the **northwest cell** is in the ownership of The City. The water treatment plant is located at the eastern end, and the maintenance depot at western end. Large tracts of vacant land, possibly 80 acres, separate these two facilities. The depot expansion will likely use some, but most of the vacant land will be reserved for expansion of the water treatment plant. In the very long term, it is possible that all of The City land will be required for plant expansion, in which case the depot will relocate.



Development Cells

2.4 Transportation

Stoney Trail is a provincial highway, forming part of a ring road system planned to surround most of the city's present built up area. In the northwest sector, Stoney Trail will provide a provincial bypass route from Deerfoot Trail north to Trans Canada Highway west. The TUC regulations protect the right-of-way for the ring road and its interchanges, as well as for utilities and power lines along the ring road.

The ultimate design for Stoney Trail provides for three lanes in each direction, as shown on Map 2, page 13, and will include another bridge crossing on the Bow River (west of the existing bridge). A separate TUC alignment for utilities and power lines runs in the north-south direction between the main building of the water treatment plant and the sludge lagoons.

The westerly extension of Nose Hill Drive will connect Stoney Trail to the road grid in M.D. of Rocky View. Construction on a portion of this road, initially four lanes from Stoney Trail to Tuscany Hill, will take place between 2002 and 2004. Ultimately, Nose Hill Drive will be a major road extending all the way to the city limits, and Bearspaw Dam Road will be a collector road standard (west of 87 Street NW).

Depending upon the uses to be developed on the Shriners' land, the access road to the site may need upgrading between 85 Street and 101 Street NW.

1. Planning for the western extension of Nose Hill Drive below Tuscany shall include appropriate provisions to ensure the continuity of the watercourse of the Twelve Mile Coulee, and a wildlife crossing acceptable to Park Development and Operations.

   Construction of this road shall include, as appropriate, landscaping, tree-planting and berming so as to create pleasant visual surroundings for its entire length.

Exhibit 3: Stoney Trail, with the north-facing escarpment and Paskapoo Slopes in the background.

2. Alignment of the westerly extension of Nose Hill Drive beyond the city boundaries, and future access to the road grid of the MD of Rocky View, should be evaluated in a joint study with the MD and The Province to determine alignment and access corridor to the rural and provincial highway system. Long term road network requirements should be identified in the study and road right-of-way protected for future use in both municipalities.

3. Transit service is currently provided from Bowness through the northeast portion of the planning area to Nose Hill Drive, and further north to Crowfoot Village (Route #40). The population and employment base in the planning area does warrant additional service.

2.5 General Development Policies

1. The land use, open space, and road concept is illustrated in Map 2, page 13. This overall concept plan shall serve as the basis for more detailed land use and subdivision plans. Boundaries of the developable lands and open space shown on this map may be modified at the outline plan stage.

2. A biophysical impact assessment will be required in conjunction with any servicing schemes to be submitted in support of land use redesignation or outline plan application. Servicing and utility alignments will be selected so as to minimize the impact on environmentally or archeologically significant sites.

3. Design for stormwater management facilities for the planning area must satisfy the provincial standards for stormwater quality, introduced in 1998, as well as The City standards.

4. There are several industrial uses and activities in the planning area: Bearspaw WTP, Enmax Substation #36, The City's Maintenance Depot, the Keith Yards and the Forestry facilities. As per the standard approval process, a Potential Site Contamination Acknowledgement and Disclosure Statement will be required as part of the Outline/ Land Use Amendment application. An Environmental Site Assessment report(s) may also be required, as determined from a review of the Acknowledgement and Disclosure Statement and civic databases.

5. Since the operation and maintenance of the water treatment plant can produce noise, unsightly views and possibly odour problems, no lands shall be designated for residential uses below the escarpment in the planning area.

6. Bearspaw East is potentially of high archeological sensitivity due to its location along the riverbanks of the Bow River, and along the bottom of the valley escarpment. (Portions of Twelve Mile Coulee are known to have been buffalo jumping

sites). Therefore, at the outline plan, land use redesignation, or development approval stage, whichever takes place first, an archeological assessment will be required to be submitted to Alberta Community Development, and depending on the outcome, mitigation measures may also be necessary.

2.6 Site - Specific Policies

1. All of The City's land on Bearspaw Dam Road were originally purchased by Waterworks in the seventies to house the Bearspaw Water Treatment Plant. Sufficient land was then acquired to ensure that long term requirements for plant expansion could be met. Currently, there are 80 acres which are vacant. As stated previously, all these lands will eventually be required for plant expansion.

   Calgary Waterworks plans to carry out engineering studies to deal with the phased expansion of this facility, the only plant in Calgary with spare license capacity. The outcome of these studies and decisions regarding plant expansion will not be known for sometime. As these studies unfold, and decisions are made regarding expansion, it may become clear that some sites may not be needed for many years, and temporary uses can be considered, provided that these uses will not conflict with plant expansion.

   a. Phased expansion of the Water Treatment Plant shall be protected. Temporary uses shall be permitted only if they do not conflict with phased expansion of the plant. Furthermore, any temporary land use that will be difficult to terminate in the future, such as community-based recreational facility, is not considered appropriate in this context.

   b. Notwithstanding policy 2.6.1 a) above, no public roads will be built to dissect The City's lands, all of which are reserved for the long-term needs of the water treatment plant.

Exhibit 4: The Shriners' site on the Bow River.

This requirement is mandated by security considerations for the purpose of protecting this facility.

c. A connection from Bearspaw Dam Road to the Nose Hill Drive extension will be needed. A possible alignment is along the city limits west of The City's land, to be negotiated with MD of Rocky View.

2. The Bearspaw Maintenance Depot provided essential services to a number of City business units since its construction in 1979. Recently, a study has been undertaken to determine, on the basis of an in-depth analysis, the need for various City depots over the short and long term. The study concluded that because of its geographic location and proximity to Stoney Trail, this facility is well-positioned to be the regional depot for the northwest sector. The study's recommendation is for the depot to continue its operation, with the expectation that demand for its services will increase.

   a. Physical expansion of the Bearspaw depot shall take place with due consideration to the impact on views from the surrounding residential areas, having regard to the appearance of buildings, the need for screening of work yards, landscaping, etc.

   b. Expansion of outside storage facilities will be permitted, as necessary. Use of landscaping, screening and industrial enclosures, as appropriate, is encouraged to mitigate visual impacts.

   c. With the construction of Nose Hill Drive west of Tuscany Hill, a re-arrangement of uses and activities on the site may be required at some point in the future. Planning for the physical layout of the site shall endeavor to locate heavy industrial uses, such as gravel sorting, on the south portion of the site, with access from Bearspaw Dam Road. Administrative offices and staff parking are to be located on the north side, with access from Nose Hill Drive. Such a physical layout should reduce potential for the visual impacts along Nose Hill Drive extension and from the residential area to the north.

   d. As per the existing City policy in dealing with civic projects, facilities expansion shall be subject to approval by the Calgary Planning Commission.

3. The Alberta Environment Forestry facility is located in the area referred to this Plan as "institutional, public and quasi-public uses". This Plan provides for the continuation of this facility, as well as its expansion or redevelopment (within the range of uses specified). Should the Province no longer require the Forestry site at some point

in the future, consideration should be given to its inclusion in the open space system. The site is adjacent to the western boundary of Bowmont Park, and if included, should be re-vegetated with plant species compatible with the surrounding native vegetation, thus improving the long term viability of wildlife habitat in this part of the river valley.*

4. Ensuring pleasant visual surroundings along the westerly extension of Nose Hill Drive will be in keeping with its role as the southerly entranceway to Tuscany, and to any future development west of the city limits. Therefore, expansion of City facilities (the water treatment plant, the City depot, and other City uses) shall take place with due consideration to visual impacts on travelers along this corridor. Any additional outside storage or unsightly uses should be screened or enclosed, if practical. Should access be provided to City uses from this road, on site landscaping should be considered to enhance the visual surroundings of the access point and the view along this stretch of the road.

*This site is serviceable, and can be developed for other purposes as well. Therefore, if it is not possible to acquire the site for open space, other development options would be considered. An appropriate use in this case would be multi-family housing, provided that site accessibility is not a problem, and that traffic to be generated can be accommodated on the roads servicing this area. An amendment to this ASP would be required to allow for housing on this site.

2.7 Natural Areas, Pedestrian/Cyclist Pathways and Archeological Sites

1. Where possible, Park Development & Operations will protect and maintain representative and viable natural habitat types as an integral component of the parks and open space system.

Exhibit 5: The western end of the Shriners' land against the backdrop of the heavily-treed riverbanks and the bridge crossing of the Stoney Trail.

2. Park Development & Operations will encourage and welcome informed public, corporate and community participation, stewardship and partnerships in the acquisition, management, research and protection of appropriate natural environments.

3. Year round enjoyment and use by all Calgarians and city visitors will be encouraged with appropriate sensitivity to environmental impact and safety. Where recreational use and the long-term survival of significant habitats conflict, protection of the resource will take precedence. Recreational facilities will be designed and managed to minimize negative impact on natural areas.

4. The City of Calgary will work with adjacent municipalities to cooperatively protect contiguous natural habitat.

5. Calgary's inventory of natural areas, as defined by the **Natural Area Management Plan, 1994**, include lands in Bearspaw East: the escarpment below Tuscany and a strip of land along the riverbank. During the course of preparing this Plan, these lands have been determined by Park Development and Operation to be Environmentally Significant Area (ESA) in accordance with the established criteria referred to in Sec. 3.3, page 36. Map 5, page 37 shows the ESA within Bearspaw East.

   Generally, natural areas may be protected through:

   - dedication as Environmental Reserve;
   - dedication as credit or non-credit Municipal Reserve;
   - voluntary placement of conservation easement;
   - corporate and individual donations;
   - acquisition by The City and subsequent dedication as Municipal Reserve.

6. The natural areas to be protected as open space will be generally managed as a natural environment park, and in accordance with the **Natural Area Management Plan**.

7. Corporate and individual donations, use of environmental reserve easement and conservation easement shall be encouraged to protect additional lands beyond the open space system to be acquired in accordance with the **Municipal Government Act**, at locations to be determined by Park Development & Operations.

8. To the extent possible, Municipal Reserve shall be used to protect additional environmentally significant lands and regionally significant archeological sites.

9. To maintain the ecological quality of this part of the Bow River valley, any changes to the drainage pattern or ground-water levels within the planning

area should not impact the ESA's shown on Map 5, page 37, and other natural areas outside the Plan area: Bowmont Park, The Twelve Coulee, and the ravine north of The City's Maintenance Depot, or other natural areas in the vicinity. Site specific geotechnical and hydrological studies shall consider this requirement and shall be reviewed by the Development Authority when land use and development proposals are considered.

10. The Twelve Mile Coulee extends from Tuscany through the planning area to drain into the Bow River at an outlet east of the water intake of the Bearspaw plant, as shown on Map 7, page 41. The coulee, comprised of a ravine and adjacent escarpment, is a significant natural feature, archeological resource and recreational amenity. Every effort shall be made to maintain the continuity of the coulee, preserve the stream that flows through it, and minimize disturbance to its vegetation. This requirement shall be considered in the evaluation of applications for land use re-designation, outline plan, grading permit or development permit, as the case may be, on all adjacent sites.

11. Should the Shriners' land be developed as an executive golf course, site drainage will be subject to approval by Wastewater & Drainage of The City. On-site wet ponds may be required so that City and provincial standards can be met at the outfall. The use of biologically degradable fertilizers will be required.

12. No re-grading or filling shall be allowed to encroach into the floodway lands. Furthermore, natural vegetation in these areas shall not be disturbed, except where engineering measures are needed to prevent erosion of the riverbanks.

13. Notwithstanding Policy 2.7.11 above, the current use of the pond as an amenity shall be maintained.

14. Any environmental damage which occurs during or prior to development shall be rehabilitated by the developer/builder in all areas to be retained in a natural state. The use of native grass and plant species shall be required, and will be carried out to the satisfaction of Park Development & Operations.

15. Fire truck access shall be maintained to all natural areas for fire fighting purposes.

Regional Pathway System:

16. The pathway and trail system for Bearspaw East is shown conceptually in Map 2, page 13. This system will provide access to the natural amenities of the site. The ecological sensitivity of the surrounding lands shall be a major factor in determining the design standard and choice of construction materials and methods, providing access to the appropriate user groups.

17. No pathways shall be permitted on Sites F-1, F-2 and G on Map 4, page 35, for reasons stated in Subsection 2.6.1 b. Furthermore, pathways within 500 ft. of City property shall be evaluated by Calgary Waterworks in the context of security concerns, and the Development Authority shall be advised accordingly.

2.8 The Intermunicipal Development Plan, 1998

Lands west of 101 Street NW right-of-way in Bearspaw East are also subject to the M.D. of Rocky view/City of Calgary **Intermunicipal Development Plan, 1998**. The Plan was adopted by both municipalities, and planning decisions here can have an impact in both jurisdictions.

1. As required by Sec. 3.0 of the **Intermunicipal Development Plan**, any development permit application or land use redesignation application on lands affected by the IDP shall be circulated to the MD of Rocky View for evaluation and comments.

2. Issues of interest to both jurisdictions include biophysical impacts, drainage schemes, inter-connection of roads and pathways, protection of the riverbank, land use compatibility across jurisdictional boundaries, etc.

3. The name **Bearspaw East** refers only to this Plan, and shall not be used in any future subdivision or street name in this area (to avoid confusion with similar names currently in use in the MD).

2.9 Inland Aggregates

Inland Aggregates, City of Calgary, and private farming operations occupy the land further west of the planning area in the M.D. of Rocky View. All these lands, totaling 526 acres, currently have their vehicular access from Bearspaw Dam Road. The City of Calgary and Inland Aggregates utilize their respective lands for gravel mining and sand extraction. However, deposits in the area are nearly depleted, and mining will likely cease in the near future. Inland Aggregates is considering a joint proposal, together with other landowners, for residential development on their respective sites.

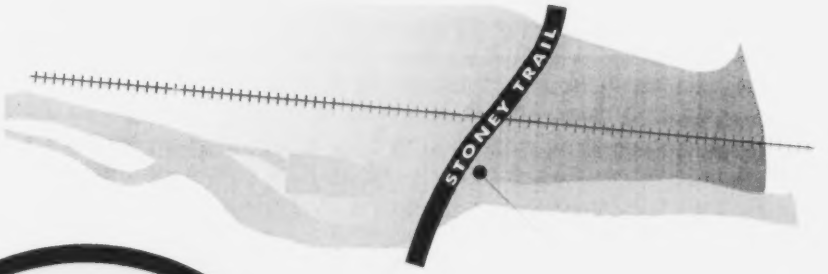
- This Plan provides for continued access to these lands from the existing Bearspaw Dam Road and possibly from the westerly extension of Nose Hill Drive. Alignment of the future Nose Hill Drive through the Inland Aggregates site, and further connections to the west, shall be determined as a part of the re-evaluation of the roadway network, referred to in Section 2.4 2.

2.10 Development Phasing

Timing of development depends upon availability of municipal services road access to various portions of the planning area. The area north of the CP mainline is generally serviceable, and municipal utilities can be extended this far. The construction of Nose Hill Drive west of Stoney Trail, to take place between 2002 and 2004, will significantly improve access and generate interest in the potential of the vacant lands below the escarpment.

The introduction of recreational uses south of the tracks and west of Stoney Trail may not require the full range of municipal services or significant improvements to the road access. Timing of any change in use here will depend on the initiative of the landowner (currently the Shriners).

For location and direction
of photos in this Plan,
see Map 3, page 27.



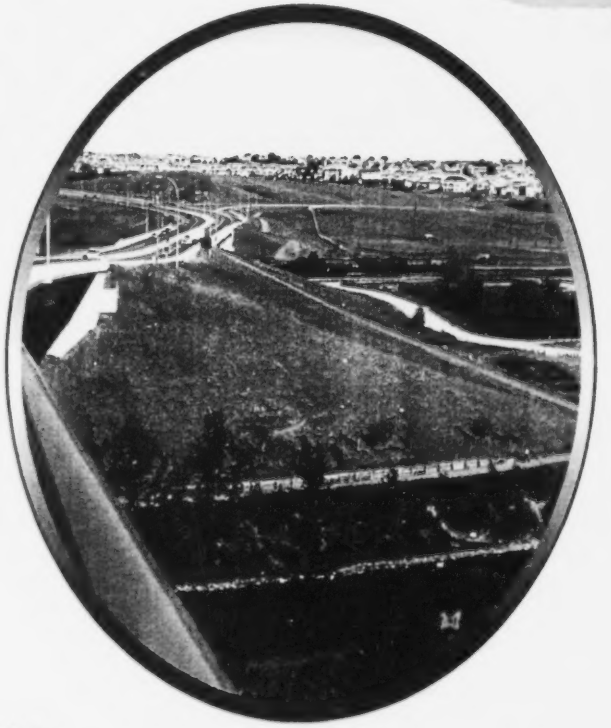


Exhibit 6
Stoney Trail Crossing of the Bow River, with a view of the Scenic Acres Community.

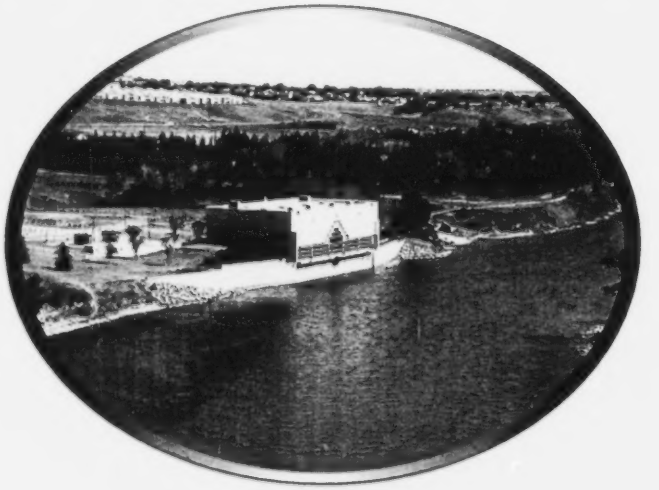
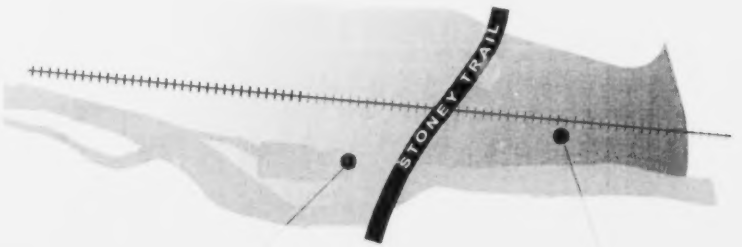


Exhibit 7
Bearspaw Water Intake Pump Station on the Bow River, viewed from the east side of Stoney Trail at the river crossing.

Proposed



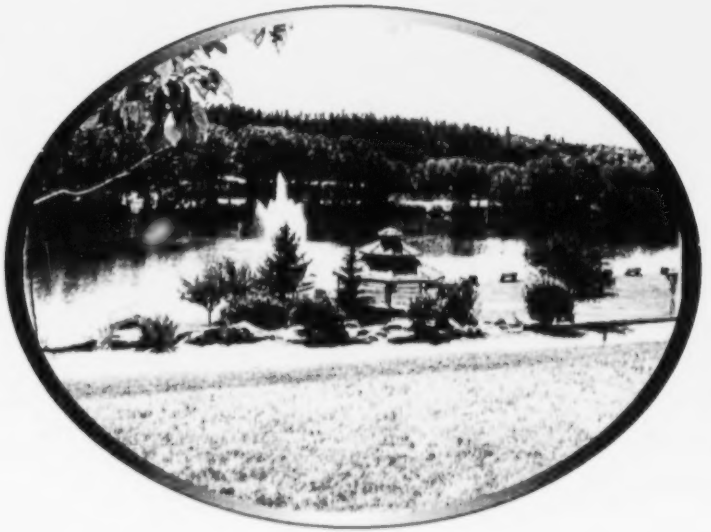


Exhibit 8
The pond on the Shriners' land against the backdrop of the north-facing escarpment of the Bow River valley.

Exhibit 9
The tree-lined, Scenic Bow Road provides access to Baker Park to the left.

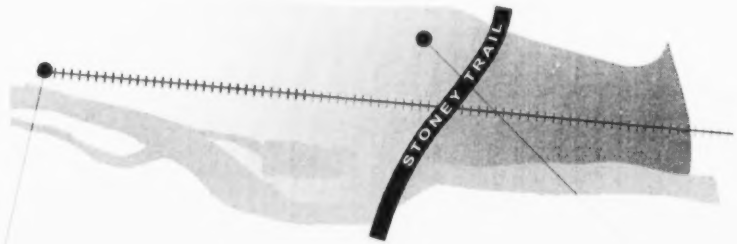


Exhibit 10
CP mainline and the Keith Yards divide the planning area into two parts, with only one cross-connection at the 85 Street overpass. Another substandard, at grade crossing is located in the MD of Rocky View on a private road.

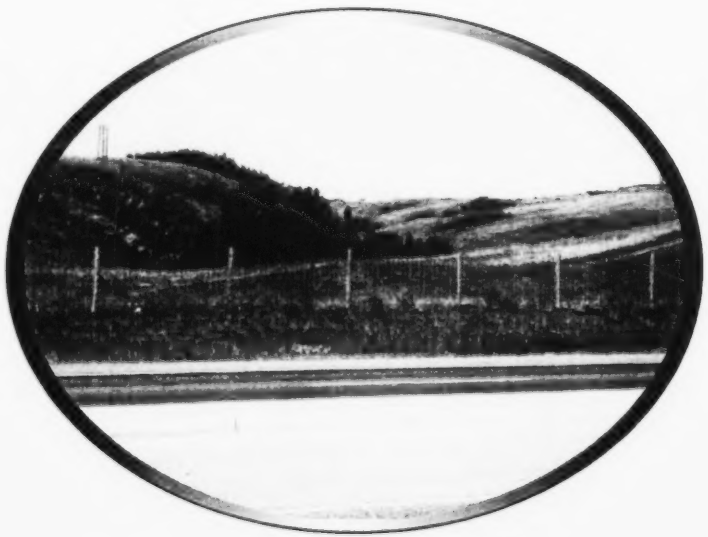
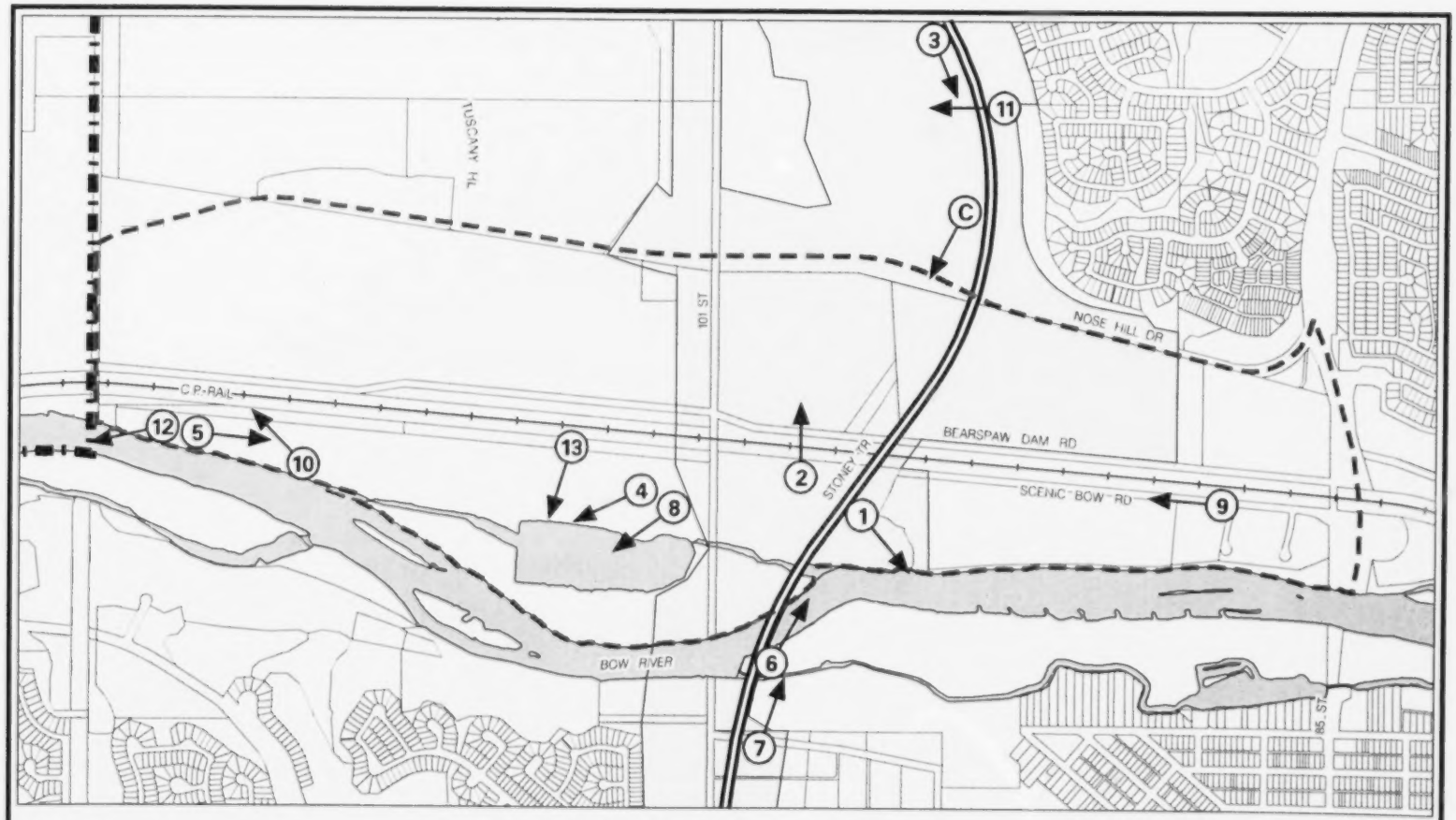


Exhibit 11
The Twelve Mile Coulee, viewed from Stoney Trail.



Map 3

Bearspaw East Area Structure Plan

Location And Direction Of Photographs

N

Photographs Shown In Exhibits 1 To 13

C Photograph Shown On Cover Page

50 0 100 200 300
METRES

THE CITY OF CALGARY
PLANNING & TRANSPORTATION POLICY

DATE PLOTTED: 29-AUG-2002

Proposed